

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
September 24, 2003

TIME & PLACE:

Meeting Wednesday, September 24, 2003 at 7:00 p.m. at Town Hall.

ATTENDANCE:

Kent Ruesswick, Chairman

Beth Blair

Mike Capone – Selectmen representative

Charlie Cook

Bob Fife

Gordon Jackson

Ken Jordan

Cathy Menard - Alternate

Billie Richert

Gary Spaulding - Alternate

Town Department Representatives

Dale Caswell – Fire Chief

Cobb Hill Construction (CHC) Representative

Steve Atherton

Sheerr McCrystal Palson (SMP) Representative

Kelly Gale - Designer

MINUTES:

Kent called the meeting to order at 7:10 p.m. and on behalf of the committee expressed our condolences to Kelly on the loss of her mother.

Kent asked Gary to present his latest report. Gary indicated the drain report was being finished and there would be one more catch (landscape) basin where the buildings meet in the front corner between the police and fire department. The fire department will only have 3,000 gallons available from the fire pond and the Town needs wetlands permit if the Town needs the 500,000 gallons quoted by Dale last week. Kent asked if we can dig deeper but Gary said a wetlands permit is still needed. Steve wanted to know if Gary had asked about municipality (waiver) to the requirements and Gary said he did and he thinks we can get it but that the Town should get everything else done then pursue the wetlands

permit. Kent then asked when Lynn (from SFC Engineering) will be done and Gary said she should be completed with her plans this coming Friday. Gary also suggested Kent wait until Friday to set up a date and time to meet with Commissioner Mike Nolin. Gary then left the meeting.

Kent then asked Steve to present the steel building quotes. Steve indicated that a third company, Raymond Brothers of Chichester did not want to bid. Steve distributed a spreadsheet (see attached) reflecting two quotes, one from Riess Construction (\$380,640) which uses steel parts from a Canadian company; and one from Construx, Inc. (\$380,366) which uses steel parts from Starr Building, a US company. These two quotes were within \$300 of each other and Steve stated they were basically the same and represented the best steel building suppliers in the State. He then read from the Construx quote. When asked by the committee which company he recommended he said Construx with the only differences between the two are that Construx offers more colors and appears to have more manpower than Riess. Motion to recommend Construx as Town's steel building supplier was moved and seconded. Motion passed unanimously.

Steve noted that the Construx proposal included:

- 1) Infrastructure within the Highway Department building to allow for a crane to lift engines and other heavy equipment along the side of the grader bay
- 2) Beefed up roof to support cupola
- 3) Extra bays

There was then considerable discussion with Steve about the total cost of the Municipal Complex now that the original steel building structure has been expanded to include additional items such as two extra bays, larger bay doors, etc. and if the cost of the steel structure, when completed, is still within the budget as originally prepared by Cobb Hill. Steve said that the bottom line is the Town is getting more for its money with this steel structure, but that Steve doesn't know what the total price will be until he receives bids from the various contractors. Steve did state emphatically that the same product in wood would cost more. Kelly commented that the proposed Municipal Complex is a lot bigger than what was budgeted in wood and that the Town cannot build the same cheaper in wood. Steve reviewed with the Committee the fact that the site specific plans are not yet complete and one major cost will be the foundation and the numbers for concrete cannot be obtained until final elevations are reflected in the plans.

Beth asked if budget included estimate of finishing materials and Steve said yes for example \$23 a square foot for flooring. Kent then asked Steve if he were asking us to commit to a company tonight and we won't be able to cut back. Steve replied that he is trying to get structural drawings from a steel company so we can determine concrete foundation and bid rest of project. We can still make changes since we haven't put a shovel into the ground.

Mike asked Steve to confirm that a steel building will always be less expensive and Steve said yes. Steve again emphasized the importance of getting finalized drawings so he can obtain a concrete bid.

Mike then stated this is why Cobb Hill is here; we are relying on them; we need to take a leap of faith. We've worked with them throughout the project. If it's steel rather than wood it seems a simple decision. It's either going to be a big building or a small building. If Construx is selected we will eventually need to look at contract with Construx to see if we can approve or not. Does that make sense? The selectmen meet again in two weeks.

Steve said he would ask George (Construx) if he is willing to take letter of intent to start on structural drawings. Mike told Steve that we are relying on you to give us your best gut feeling and why. Then we the selectmen need to work with details.

Beth asked how much the steel building is of total project cost and Steve replied 30%. Gordon commented there should be a list somewhere of total costs. Mike said one of the apprehensions I have is we make a commitment to go with bigger building and we can't go with something else. Steve said he would ask George to design before he starts cutting any steel.

Steve then commented that here's what we have to do: they just changed the elevations on him, for example, and site specific plans need to be finalized. He will give a copy of the approved finalized plans to Construx; Construx will prepare structural drawings; a copy will go to Kelly and a copy will go out for bids. Until then we don't have a lot (cost) to cut.

Kelly asked Steve when will they see costs; you know you're close (with requirements based upon the latest drawings). Steve said when I have drawings from you we will be at the point to get prices. Kelly asked if she gave Steve the plans tomorrow when he would have prices. Steve said in two to three weeks. I need structural from you to get concrete. I'll watch for red flags (increased costs); until I get real numbers I'm only estimating.

Ken commented that I think pieces (of the project costs) help us.

Beth asked about timing and if starting project in spring would get us better prices. Kent said we've talked about this; we can start building now and work through winter. Beth expressed some concern about doing (project) now and not later. Gordon replied waiting only increases prices due to inflation. Steve said we are three months behind. Let's start making deadlines.

Kent asked Steve if the Committee meets in 2 weeks will you have numbers. Steve said they won't be firm numbers. Beth asked at what point do we discuss details and Steve said when we get bids. Takes five weeks before we get concrete drawings; then two weeks to get concrete. I need plans; Gary has to do grading and I still need to put out to bid. Gordon commented that it will always be an estimate until it goes out to bid.

Beth asked Steve if he could give us a timeline. Steve said he had given one to Eric. I wanted to go out to bid November 1.

Kent informed the Committee that in two weeks there will be a meeting with the HDC to discuss the final plans and it was agreed that we will meet with Steve at 7:00 p.m. and the HDC at 7:30.

Meeting adjourned at 8:40 p.m.

NEXT MEETING: 7:00 p.m., Wednesday, October 8, 2003 at Town Hall

ATTACHED DOCUMENTS: Steel Building Quotes – Prepared by Cobb Hill.